

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4978 U.S. HIGHWAY 290 WEST FROM GENERAL
3 COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING
4 DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY
5 (CS-1-CO) COMBINING DISTRICT.

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services-conditional overlay (CS-CO)
11 combining district to commercial-liquor sales-conditional overlay (CS-1-CO) combining
12 district on the property described in Zoning Case No. C14-06-0195, on file at the
13 Neighborhood Planning and Zoning Department, as follows:

14
15 A 1.278 acre tract of land, more or less, out of the James Trammel Survey No. 4,
16 Abstract No. 769, Travis County, the tract of land being more particularly
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
18 "Property"),

19
20 locally known as 4978 U.S. Highway 290 West, in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "B"

22
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

25
26 The following uses are prohibited uses of the Property

- | | | |
|----|-------------------------------|--|
| 27 | | |
| 28 | Adult oriented businesses, | Agricultural sales and services |
| 29 | Art workshop | Automotive repair services |
| 30 | Automotive sales | Automotive washing (of any type) |
| 31 | Building maintenance services | Laundry service |
| 32 | Cocktail lounge | Commercial off-street parking |
| 33 | Equipment sales | Equipment repair services |
| 34 | Exterminating services | Funeral services |
| 35 | Kennels | Research services |
| 36 | Recreational equipment sales | Recreational equipment maintenance and |
| 37 | Service station | storage |

1 Theater
2 Veterinary services

Vehicle storage

3
4 Except as specifically restricted under this ordinance, the Property may be developed and
5 used in accordance with the regulations established for the commercial-liquor sales (CS-1)
6 base district and other applicable requirements of the City Code

7
8 **PART 3.** This ordinance takes effect on _____, 2006

9
10
11 **PASSED AND APPROVED**

12
13
14
15 _____, 2006

§
§
§

Will Wynn
Mayor

16
17
18
19
20 **APPROVED:** _____
21 David Allan Smith
22 City Attorney

ATTEST: _____
Shirley A Gentry
City Clerk